

Minnesota Avenue and Benning Road Solicitation

Pre-Bidders Conference April 15, 2008



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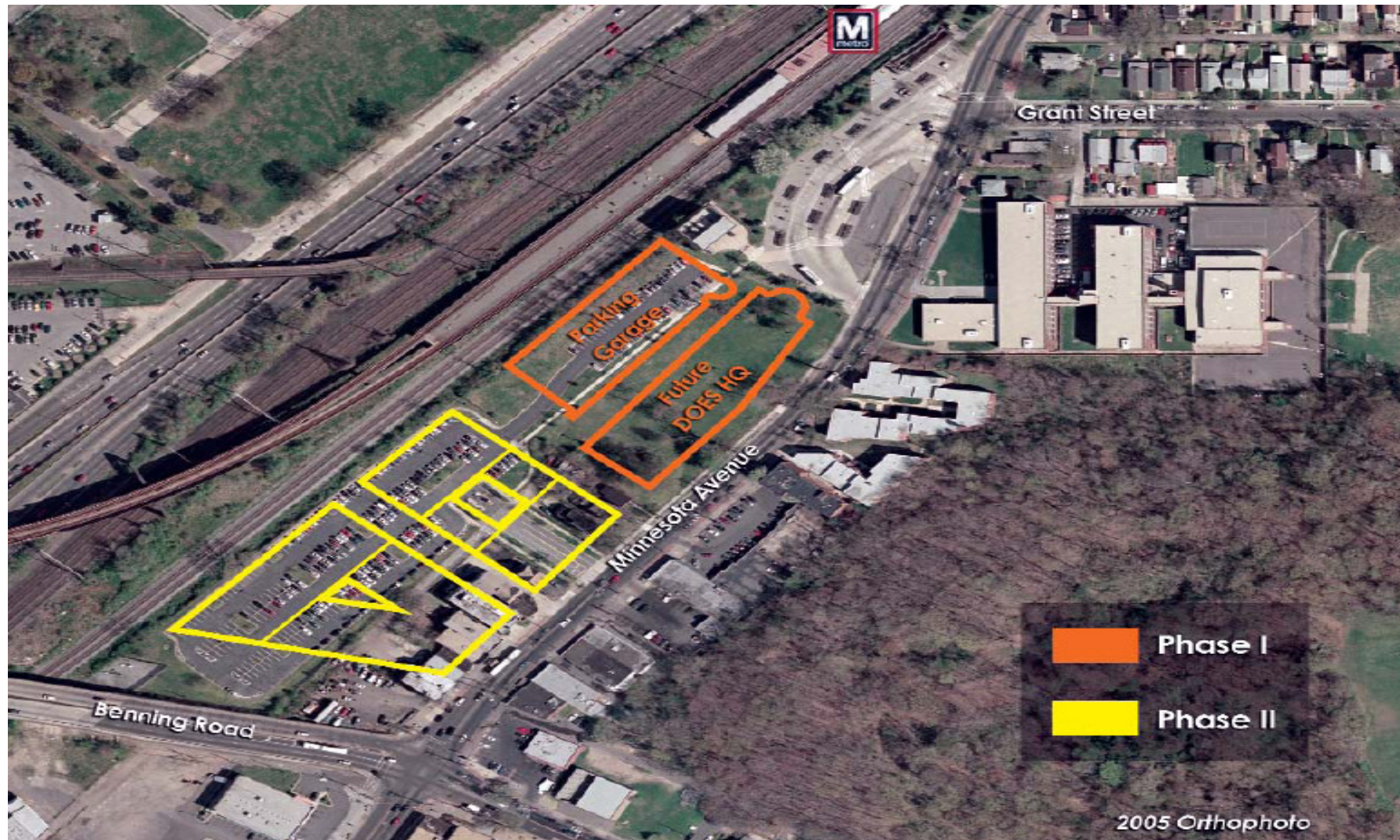


Agenda

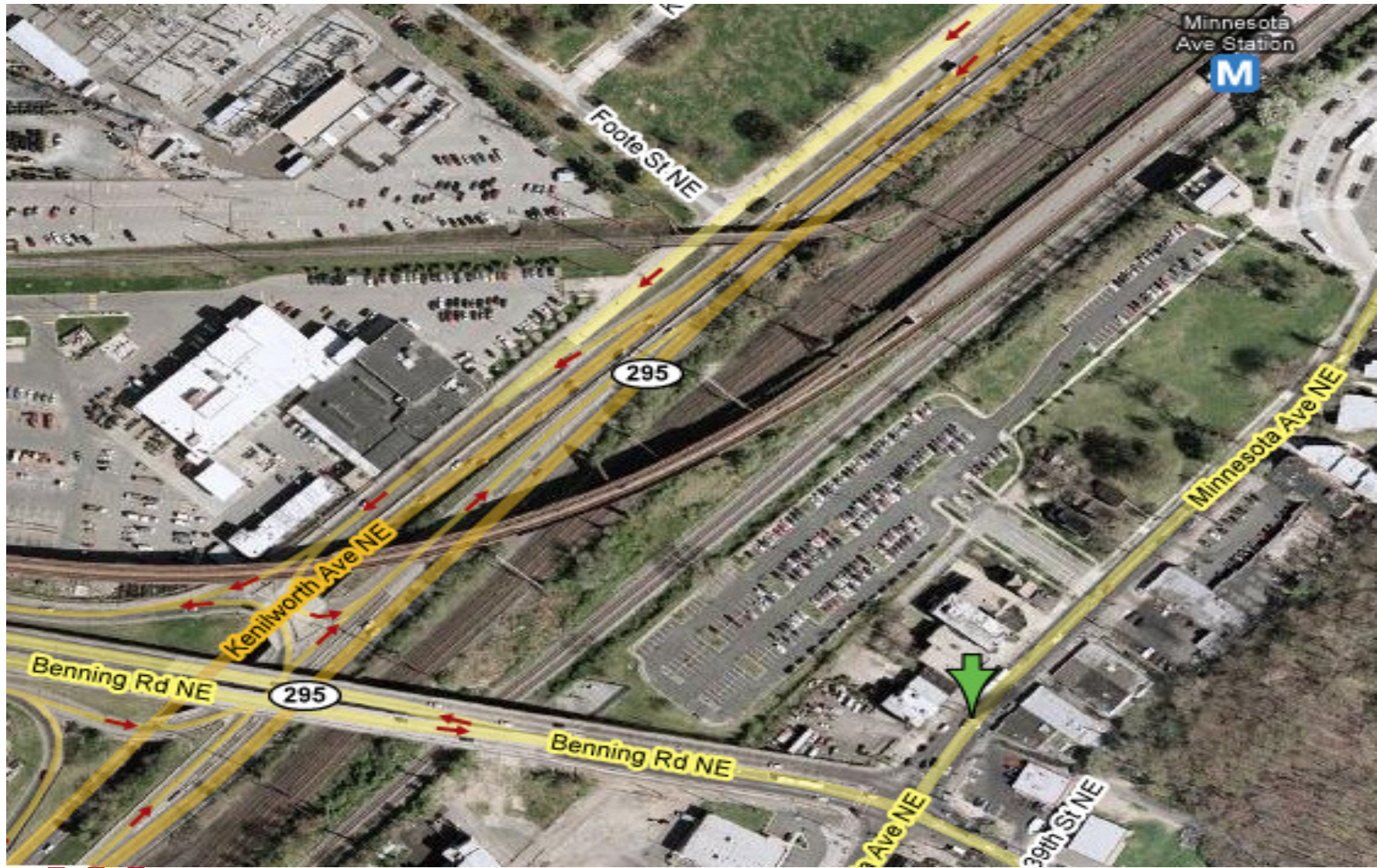
- 10:00 AM Welcome & Introductions
- 10:15 AM Project Area Overview & Development Opportunity
- 10:30 AM Solicitation & Evaluation Criteria
- 10:50 AM Break (Submit Questions)
- 11:00 AM Answer Session
- 11:30 AM Depart for Site Visit



Today's Topic of Discussion



Access and Visibility



Planning Context of The Site

- Development Pipeline of Approx 4M Sq Ft
- Great Streets Initiative
 - Minnesota Ave
 - Benning Road
- Deanwood Strategic Development Plan
- Parkside Pedestrian Bridge
- New Communities – Lincoln Heights Plan
- DOES Headquarters and Parking Garage



Great Streets – Minnesota Ave. & Benning Road NE

“Great Streets Initiative” is a multi-year, multiple agency effort to transform under-invested corridors into thriving and inviting neighborhood centers.

\$15M Neighborhood Retail Tax Increment Finance

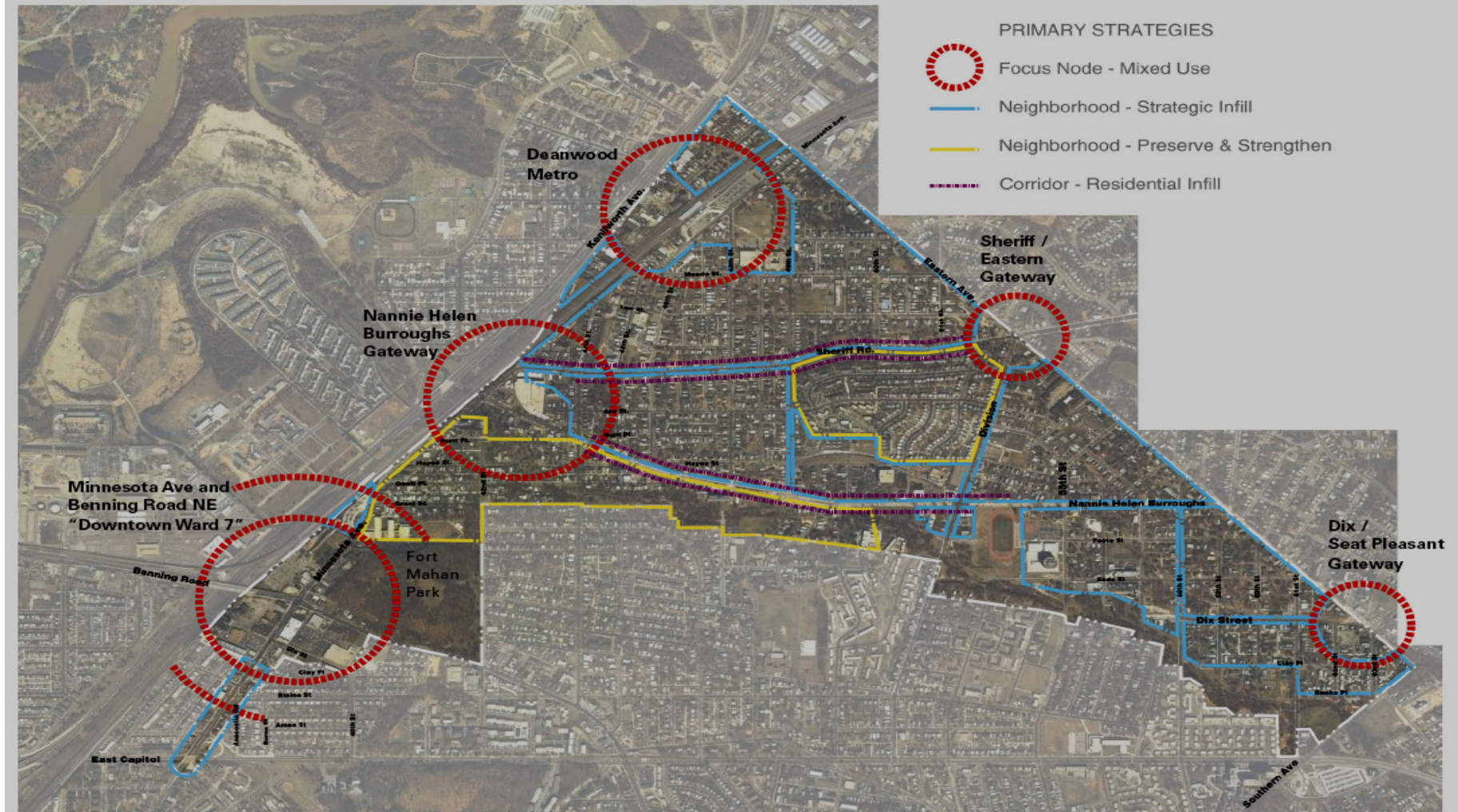
Targeted Corridors

- Nannie Helen Burroughs Avenue NE
- **Benning Road NE - SE**
- **Minnesota Avenue NE -SE**
- H Street NE
- 7th Street - Georgia Ave. NW
- Pennsylvania Ave. SE
- Martin Luther King Jr. Ave/South Capitol
- Rhode Island Avenue NE -NW



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Deanwood / Great Streets–Nannie Helen Burroughs Ave & Minnesota Ave NE
Strategic Development Plan



Vision and Opportunity

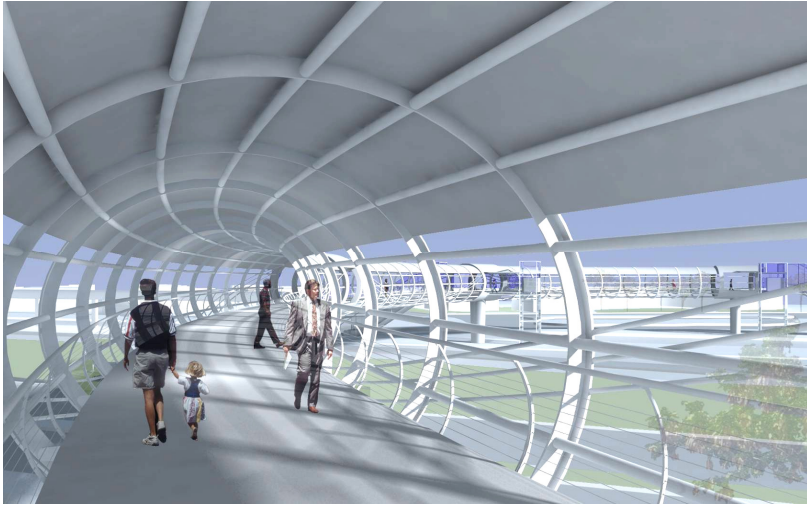
Found in Section 1.5

Community Recommendations & Objectives

- | | |
|---|--|
| <ul style="list-style-type: none">■ Green building design and construction■ Retail: Bookstore, Florist, Bakery/Coffee Shop■ Retail: Clothing & Accessories■ Furniture & home furnishings■ Health: Specialty/organic food■ Dining & Entertainment venues■ Home-ownership opportunities■ Arts & Cultural Hub: Artist workspace, classes, galleries | <ul style="list-style-type: none">■ Sit down restaurants & outdoor cafe■ Personal services businesses■ Outdoor & recreational merchandise retail■ First –Class community center, civic space■ Non-traditional office space such as business incubators, office condos■ Quality childcare center for new workers and residents■ Job intensive businesses■ Wellness & Recreational Facilities |
|---|--|



Parkside Pedestrian Bridge



- Pedestrian Bridge to span from Newly Constructed Parkside Development, across I-295 over to the Minnesota Avenue Metro Station
- Funded By: Developer
DOT PILOT
Great Streets Initiative
- Feb 2008 – Began Preliminary Engineering Contract
- Spring 2009 - Commence Bridge Construction



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Lincoln Heights Redevelopment Plan

Lincoln Heights

- 574 Units (191)

Richardson Dwellings

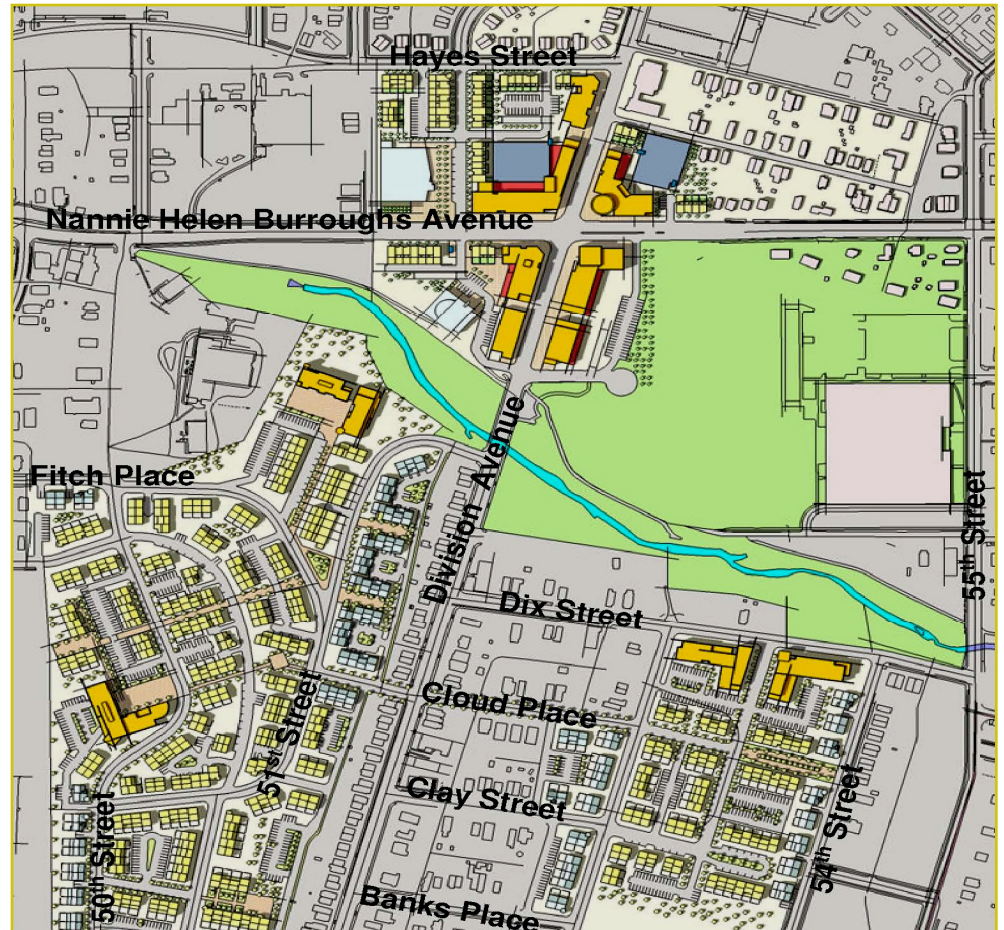
- 329 Units (110)

Town Center

- 566 Units (189)
- 30k SF retail
- 58k SF office

Neighborhood Amenities

- Kelly Miller Indoor Pool
- HD Woodson
“Communiversity”
- Marvin Gaye Park
programming
- New Health Facility



Department of Employment Services



- 227,000 Sq Ft DOES Headquarters
- 8,000 Sq Ft of Ground Floor Retail
- 468 Spaces Parking Garage (Near Completion)
- DOES is NOT Maximizing FAR on the site
- Fully Designed Building, OPM Securing General Contractor for Construction



Site Overview

Site is Bound by Benning Rd NE, Foote Place NE, Kenilworth Ave NE and Minnesota Ave

Total the Property consists of 9 Acres (ONLY 4.85 Available in THIS Solicitation)

Land was Acquired from Private Landowners and WMATA (subject to easements and rights)

New Access Road has been Created off Minnesota Avenue

19 Individual Parcels

Alley Runs Along the Middle of Phase Two



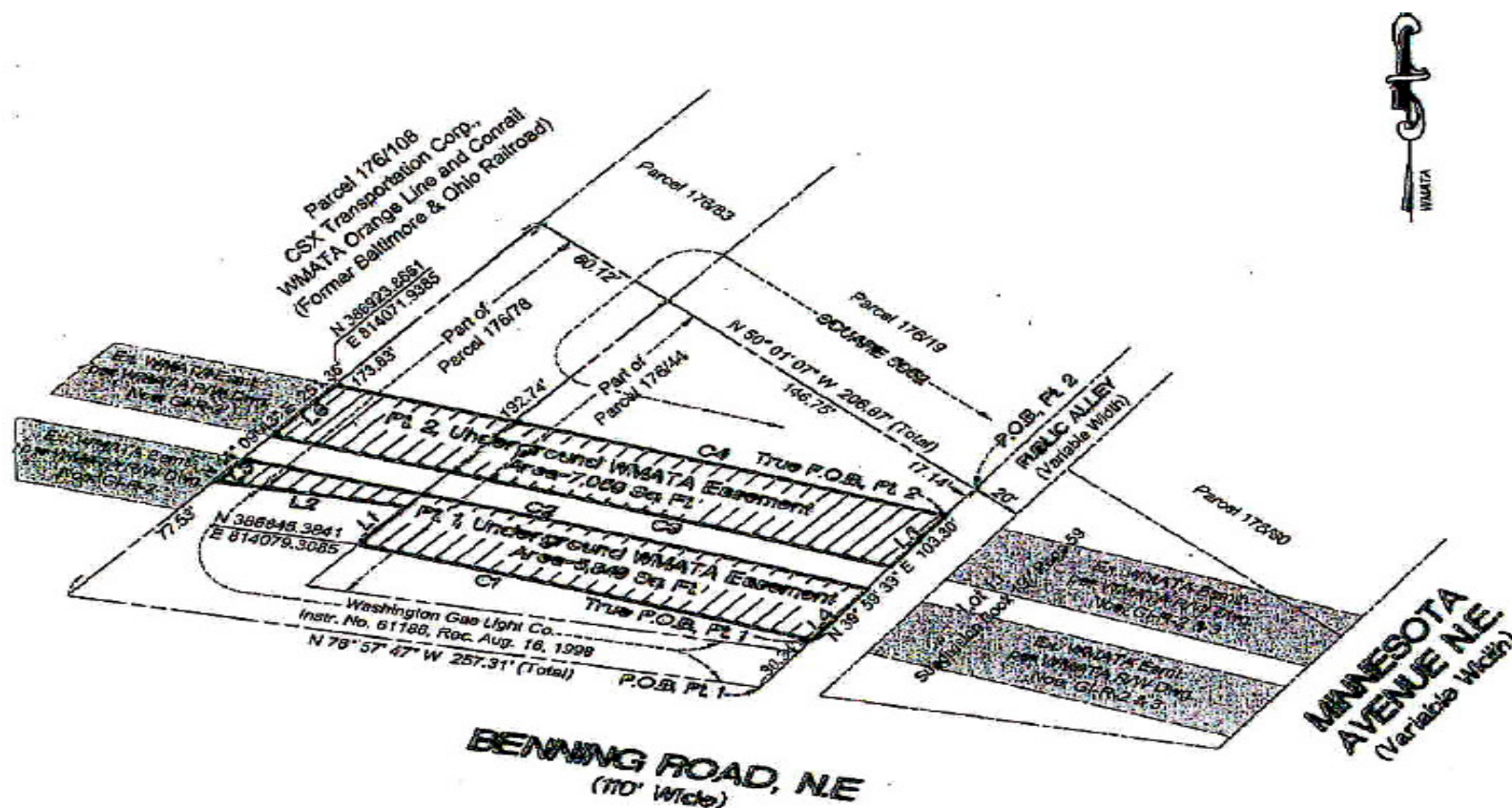
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Site Layout



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Underground WMATA Easement

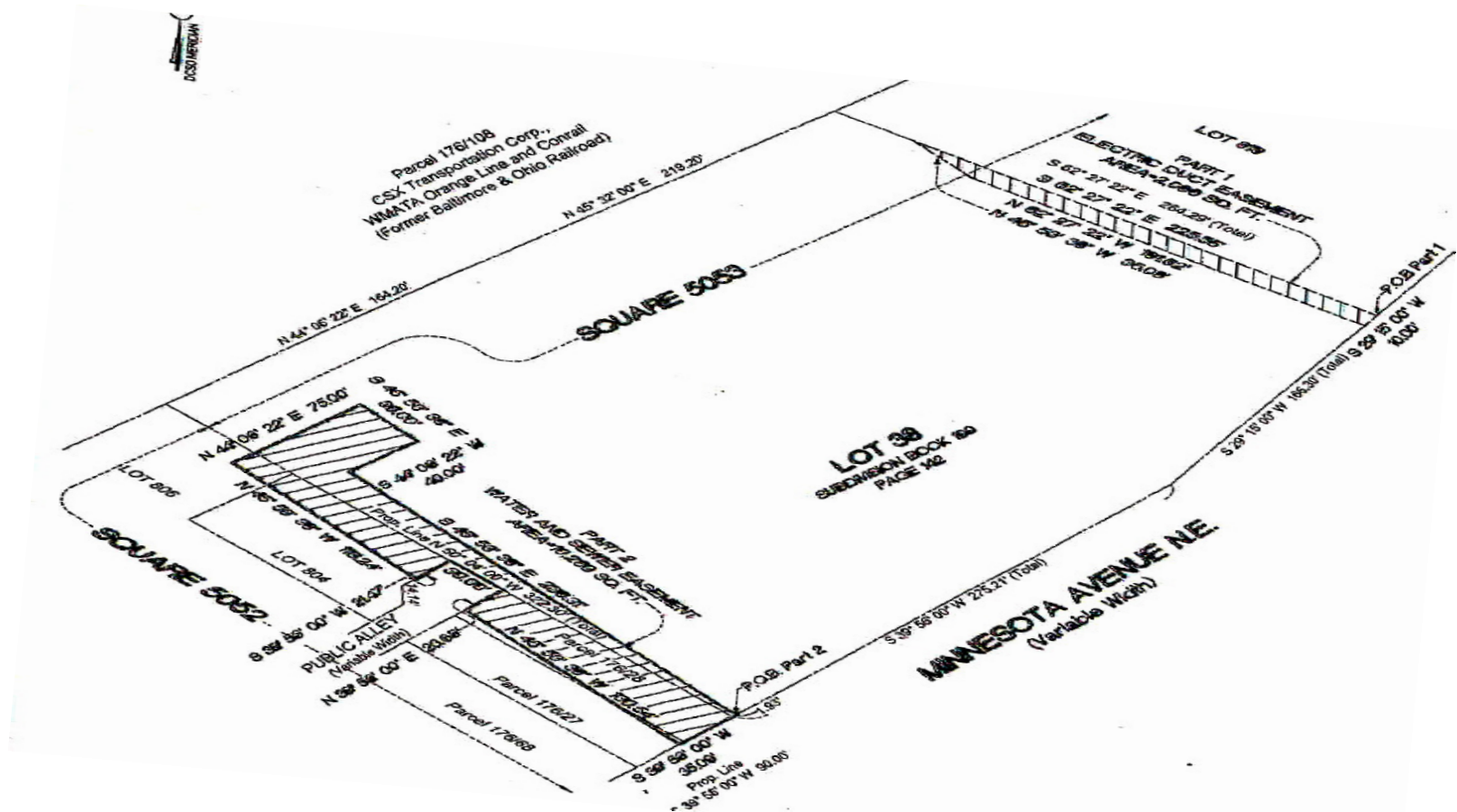


Contact Nat Botteigheimer at NBOTTIGHEIMER@WMATA.COM



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Utility Easement



Contact Nat Botteigheimer at NBOTTIGHEIMER@WMATA.COM



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Development Opportunity

Legal Description:	Square 5052
Common Street Address:	Intersection of 3900 Benning Road NE & 4000 Minnesota Avenue NE Washington , DC 20019
Condition:	Asphalt Parking and Strip of commercial buildings (To be Razed)
Topography:	Flat
Approximate Size:	211,151 sq ft or 4.85 Acres
Zoning:	C-3-A
2006 Comprehensive Plan Land Use Map Designation	“Public Facility” for the west end of the site; Mixed Medium Density Commercial / Moderate Density Residential for the remainder of the site and for lands surrounding the site.
2006 Comprehensive Plan Generalized Policy Map	Regional Commercial / Mixed Use Areas located on major arterials and well served by transit. Typically includes regional shopping centers, restaurant, entertainment, office, and residential.
Permissible Uses Under Current Zoning:	Office, community facility, retail, residential, hotel, entertainment
Range of Allowable Height Under Current Zoning:	65 feet to 90 feet with a Planned Unit Development (PUD)
Range of Allowable FAR Under Current Zoning:	4.0 FAR (2.5 maximum FAR of non-residential); 4.5 FAR (3.0 maximum non-residential) with a PUD
Maximum Lot Occupancy:	75% for residential development; 100% for non-residential



Development Plan Preferences

Found in Section 3.1

Respond to **both** of the following development scenarios; Development Scenario # 1 with either Options A or B **and** a Development Scenario # 2 that addresses Option C:

Development Scenario # 1

Option A	Option B
All housing that contains ground floor retail.	A mix of housing and commercial uses that contain ground floor retail

Development Scenario # 2

Option C
All housing and ground floor retail with a finished pad delivered back to the District for future use



Key Stakeholders

Offerors must take into account the concerns and requirements of several different stakeholder groups and be prepared to work with these groups throughout the development process:

- ANC 7D
 - Deanwood Citizens' Association
 - Northeast Boundary Civic Association
 - Ward 7 Business and Professional Association
 - Ward 7 Arts Collaborative
 - WMATA
 - District of Columbia



Submission Requirements

- 1. Executive Summary**
- 2. Team Members**
- 3. Qualifications and Experience**
- 4. Project Implementation Strategy**
- 5. Financial Capacity & Framework**
- 6. LSDBE/CBE Participation**
- 7. First Source Hiring**
- 8. Affordable Housing**
- 9. Green Building Design**



Solicitation of Offers: Critical Components

- Maximize development on the site
- Submission of Required Deposits
 - ▶ \$100K with Proposal
 - ▶ \$250K upon execution of LDDA or GLDA
 - ▶ \$500K - \$1M required at closing
- Maximize the financial impact to the District
- **CBE/LSDBE** participation is required in both the ownership/developer role as well as for all contracting and construction related contracts.
- Creation of Jobs, Apprenticeships and Internships for Ward 7 Residents
- Creation of Opportunities for Ward 7 Businesses
- Address the needs and requirements of key stakeholders & community
- Allow for Community Serving Retail
- 30% of housing must be affordable
- Meet LEED certification requirements for all District and District funded projects pursuant to the Green Building Act of 2006



Criteria for Developer Selection

Developer Team Experience

- Demonstrated Experience with Delivery of Medium to Large Scale Urban mixed-use projects that include community participation
- Identification of 3 -5 Relevant Projects
- Certified Business Enterprise as Equity and Development Partner
- Past Public-Private Partnerships

Project Implementation Strategy: Vision, Benefits, and Development Approach

- Detailed Implementation Schedule/Strategy
- Contemplated Holding Period (Following Stabilization)
- Community Benefits
- Creative Vision and Approach to Incorporate Mix of Uses
- Responsiveness to Stakeholders and Development Plans
- Well thought-out community engagement strategy
- Address WMATA Easements and use of Adjacent Construction Manual



Criteria for Developer Selection

Financial Feasibility, Capacity and Framework	<ul style="list-style-type: none">■ Financial capacity of developer/team to execute project■ Financial feasibility of development proposal■ Attractiveness of deal structure proposal to the District, including compensation for development rights■ Demonstrated willingness to: Provide Financial Guarantees, Invest at-risk Capital during Pre-Development, Commence Immediately Upon Selection■ Financial reference letters■ Each team members' financial investment into the Project
Composition of Development Team	<ul style="list-style-type: none">■ Inclusion Certified Business Entities (CBEs) and Local, Small and Disadvantaged Business Enterprises (LSDBEs) in all Aspects of Development and the Role of Each■ Utilization of First Source Hiring and Job Recruitment Efforts for Ward 7/District Residents■ Inclusion and Support of Demonstrated Opportunities to Utilize Ward 7 Businesses



Timeline

Release of RFP to Development Community	March 26, 2008
Pre-Proposal Conference	April 15, 2008
Proposals Due	June 3, 2008
Short List Recommendations	No Later Than June 17, 2008
Offeror Interviews (As needed)	Week of June 23, 2008
Best and Final Offer (If needed)	July 8 – 14, 2008
Developers Present to Community	Week of July 21, 2008 (TBD)
Selection Notification	August 2008



Point of Contact

Direct all questions via email and submit solicitations to:

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ayris.scales@dc.gov



Questions and Answers

Please write down your questions on index cards

All questions and answers will be posted publicly on:

<http://dcbiz.dc.gov/dmped>

